



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, January 15, 2014

MEMBERS PRESENT: Coleman Barry (Acting Chairman), Glen Comiso, James Fay

MEMBERS ABSENT: William Geary, Chairman; Richard Meade

OTHERS PRESENT: Christine Chaudhary, Planning Board Recording Secretary
Kara Chisholm, Research Assistant Planner
Kristina Johnson, Director of Transportation Planning

Meeting called to order and attendance roll call taken at 7:05 PM by Coleman Barry, Acting Chairman.

7:08 PM VOTE TO ACCEPT DECEMBER 11, 2013, PLANNING BOARD MINUTES

MOTION: by Member Comiso to approve the December 11, 2013, Planning Board meeting minutes

SECOND: Member Fay

VOTE: 3-0 MOTION CARRIES

BUSINESS MEETING:

1. Presentation by the Metropolitan Area Planning Council with respect to the Quincy Bicycle Network Plan

Ms. Kristina Johnson, Quincy Planning Department, Director of Transportation Planning, explained that the Metropolitan Area Planning Council (MAPC) is a regional planning agency that serves 101 communities in the Boston metro region. A Federal Sustainable Communities Grant was used to fund MAPC's work on the Quincy Bicycles & Pedestrian Network Plan. Ms. Johnson stated that the City of Quincy and the Quincy Planning staff partnered with MAPC to work collaboratively on this endeavor. MAPC was also involved with the Re-Envisioning Wollaston plan. MAPC used the funding to analyze Quincy's existing pedestrian and cycling environment and to help the City to develop low-cost, short-term improvements. This plan was tailored specifically to the City of Quincy. Ms. Johnson noted that the report shows that Quincy has excellent sidewalk coverage: about 79% of main roads and 82% of local roads have sidewalks. Ms. Johnson stated that the pedestrian piece of the plan focuses on traffic calming—modeling the “Complete Streets” initiative. The recommendations in Quincy's plan are focused on creating a network of bicycle and pedestrian facilities almost all on existing rights of ways—not widening roadways, nor taking away lanes of traffic, nor altering parking. Importantly, the plan offers strategies to

institutionalize implementation, Ms. Johnson stated. Ms. Johnson pointed out that Ms. Kara Chisholm, Quincy Assistant Research Planner, was present and noted that Ms. Chisholm worked under her direction on this project. Many City departments were involved in this collaborative endeavor, including the Mayor's Office, the Department of Public Works, the Parks & Recreation Department. Also, Ms. Johnson thanked the Quincy Bicycle Commission and the QuinCycles biking group for their work, noting that a couple of members were present.

Ms. Tanya Paglia, MAPC Regional Planner, added that MAPC has been working with 13 communities through the Sustainable Communities Grant. Quincy is the only big city--with the other communities being towns. Quincy, Ms. Paglia stated had no bicycle accommodations whatsoever when this work started, but now has its first bike lanes on Adams Street. Ms. Paglia stated that the goal was to formulate quick, affordable, easy-to-implement recommendations for Quincy—with short, medium, and long-term implementation timeframes.

Mr. David Loutzenheiser, MAPC Transportation Planner, Bicycle and Pedestrian Program, stated that he would touch upon a few of the recommendations shown in the comprehensive listing on Page 35 of the plan. Mr. Loutzenheiser explained that through meetings with the Bicycle Commission, it was determined that the City wanted something done quickly and comprehensively throughout the City. Mr. Loutzenheiser stated that bike lanes or shared lane markings could be put into place quickly on the following streets or sections of these streets: Hancock Street, Washington Street from Quincy Center to the Fore River Bridge, the remaining section of Adams Street between Furnace Brook Parkway and Hancock Street, Independence Avenue to School Street down to the Braintree border. Mr. Loutzenheiser used maps to explain these routes, and stated that the work involved would be mostly striping and painting to accomplish this work, with the recommendation that it be finished within the next year.

Mr. Loutzenheiser explained the next priority would be the "greenway systems"--corridors which would allow people to bike or walk without stress of high traffic volumes. Two greenway corridors were identified in the City, Mr. Loutzenheiser stated. The first is called "See the Summit" and picks up on the Skyline Trail of Blue Hills and would connect all the way through the City and out to Nut Island (Houghs Neck). Mr. Loutzenheiser used displays to show the route, including Furnace Brook Parkway through Merrymount Park and over the dike in Houghs Neck. The second greenway parallels Hancock Street, to avoid Hancock Street traffic. This route traverses smaller streets and streets to include Granite Street, Penn Street, through Merrymount Park to Quincy Adams T Station. These greenways depend primarily on signage and branding, which, Mr. Loutzenheiser stated, could be relatively cheap to produce. Every time a street is paved is the time to look at the plan recommendation and evaluate changing the travel lanes and markings.

Another potential bike trail is from Neponset River to the south. This is more challenging, Mr. Loutzenheiser explained, because of the wetlands. The new trail on Commander Shea Boulevard was pointed out and it is recommended that it is improved to connect into the North Quincy train station—add barriers with a two-way path. Mr. Loutzenheiser touched

upon one of the travel-lane reduction recommendations. He described improvements that are recommended for Quarry Street, which is a two-lane road that morphs into a “tight” four-lane road. The recommendation is for a two-lane road, with added bike lanes.

Acting Chairman Coleman Barry thanked MAPC and parties responsible for their work, and had a few questions. Would the greenway be marked with signs only or would there be lane markings as well? Mr. Loutzenheiser cited examples in Boston: the Freedom Trail, the Harbor walk. He stated that you could use difference types of markings, such as signage, bricks in walkways, paint markings on pavement, as well as provide maps online. He stated that you could even connect the Adams’ sites. Lots of possibilities. Acting Chairman Barry asked if physical barriers could be used in other locations besides the Commander Shea Boulevard area. Mr. Loutzenheiser briefly explained how Quincy Shore Drive has the width and could be a good roadway to use barriers to protect bicyclists from traffic--with re-design of the lanes down to one lane each way and some re-construction of sidewalks/curbs. Most sections of Hancock Street are not appropriate.

Member Glen Comiso asked what type of bicyclist is targeted? Mr. Loutzenheiser stated that the hard-core cyclist is already on the road. The type of improvements proposed would open up cycling (and walking) to more people who want to feel comfortable and safe before they bike. Biking is an easy way to get to the MBTA. Member Comiso also asked if Quincy residents are interested in biking. Though MAPC did not look specifically at Quincy itself, data nationwide and locally in Boston/Cambridge shows that the number of people biking has doubled, tripled, or increased even more. Is there a safety educational component for this endeavor? Mr. Loutzenheiser stated that the markings and bike lanes visually clearly show to the vehicle drivers and bicylists where to drive. Many cities have already developed bike infrastructure over the last couple of years, he stated, and Quincy is following. What about parking for bicycles? Mr. Loutzenheiser noted that MAPC ran a bike rack program, in which Quincy participated. Many racks are already in place in public places, and the Wollaston T Station has “Park and Pedal” bike cages in place, and other MBTA locations have bike racks.

Acting Chairman Barry asked if other communities bike share? Yes, the Hubway system exists in Cambridge, Somerville, Brookline already, and Quincy could be a part of that. Mr. Loutzenheiser stated that infrastructure needs to come first, then a bike share system put into place. In response to more questioning by Acting Chairman Barry about the lack of bike lanes on Morrissey Boulevard, alternate biking commuter routes and Boston biking route improvement plans were discussed briefly. Mr. Loutzenheiser noted that the “gray area” Quincy folks will bike commute to work outside of Quincy when the Boston bike infrastructure gaps are filled in. The recommendation is that Quincy focus on striping this year, Mr. Loutzenheiser stated. Acting Chairman Barry thanked MAPC for a wonderful presentation and plan.

Ms. Johnson stated that she had been to all the “Hubway” trainings at MAPC. Ms. Johnson reiterated that Quincy’s focus now is on infrastructure and education. While a significant amount of bike racks have already been installed (in accordance with the City’s Bicycle Parking Plan of 2007/2008), Ms. Johnson noted that there will be work with the Quincy Chamber of Commerce to promote bike parking in the City’s business districts. Ms. Johnson

stated that safety education and outreach would be worked on in 2014 with Police Department involvement. Police Lieutenant Sorgi is a member of the Bicycle Commission, Ms. Johnson noted.

Ms. Johnson read her recommendation into the record (letter to Board dated 1/15/14): *"It is my recommendation that the Quincy Planning Board endorse the Metropolitan Area Planning Council's (MAPC) City of Quincy Bicycle and Pedestrian Network Plan, and consider the recommendations put forth therein in its review of site plan and special permit applications."*

There was no discussion by the Board, and the Acting Chairman asked for a motion.

7:42 PM

MOTION: by Member Comiso that the Quincy Planning Board endorse the Metropolitan Area Planning Council's (MAPC) City of Quincy Bicycle and Pedestrian Network Plan, and consider the recommendations put forth therein in its review of site plan and special permit applications

SECOND: Member Fay

VOTE: 3-0 MOTION CARRIES

CONTINUED PUBLIC HEARINGS (2):

Continued Public Hearing, 6-8 Old Colony Avenue, Special Permit-Site Plan Review, Planning Board Case No. 2013-16

The Continued Public Hearing was not opened. Acting Chairman Coleman Barry read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, January 15, 2014 at 7:40 P.M. (actual start time 7:43 P.M.) in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of RL Estate Development, LLC, for approval under the Quincy Zoning Ordinance, Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements, for the conversion of an existing Three (3) Family building located at 6-8 Old Colony Avenue, Quincy, into a seven (7) unit residential building with parking for seven (7) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 124, Plot 3.

Ms. Kristina Johnson, Director of Transportation Planning, and the project manager for this case, stated that Attorney Henry Levin, the project attorney, submitted a 1/7/14 letter requesting a continuance due to the fact that four Planning Board Members need to hear Special Permit cases, and three Members only were scheduled to be present, and are present, tonight.

7:44 PM

MOTION: by Member Comiso to continue the public hearing to a future designated date

SECOND: Member Fay

VOTE: 3-0 MOTION CARRIES

**Continued Public Hearing, 20 Fort Street, Special Permit-Site Plan Review,
Planning Board Case No. 2013-17**

The Continued Public Hearing was not opened. Acting Chairman Coleman Barry read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a continued public hearing on Wednesday, January 15, 2014 at 7:45 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Austin Realty Proprietorship South, LLC, Steven Austin, Manager, for a Special Zoning Permit, Site Plan Review, Finding and Parking Waiver under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at 20 Fort Street and the proposal is to convert the existing 5,679 square foot office building into 14 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

Ms. Kristina Johnson, stated that Attorney Christopher Harrington, the project attorney, submitted a 1/14/14 letter to the Planning Board requesting a continuance and informing the Board that the project team is completing its design work to address the base flood elevation and compliance with the floodplain requirements. Four Planning Board Members need to hear Special Permit cases, and three Members only were scheduled to be present, and are present, tonight.

7:48 PM

MOTION: by Member Comiso to continue the public hearing to a future designated date

SECOND: Member Fay

VOTE: 3-0 MOTION CARRIES

BUSINESS MEETING (continued):

2. Revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations

Ms. Kristina Johnson stated that Mr. Robert Stevens, Quincy Urban Renewal Planner, has been working diligently to edit the Planning Board Rules and Regulations and presented in the recent past to the Planning Board. Ms. Johnson stated that the work is on hold for the moment due to an exciting development. The City of Quincy is implementing an on-line software system for permitting tracking. The system will be on-line much quicker than what was originally anticipated. There will be a demonstration of the system by the vendor in the coming week, hosted by Jay Duca, Director of ISD, Ms. Johnson stated. Once everything starts to be implemented, the Planning Board will be brought up to speed.

EXECUTIVE SESSION:

7:51 P.M. – Agenda Item

Acting Chairman Coleman Barry read the Agenda Item language into the record:

At the request of the Office of the City Solicitor, the Board will discuss

Land Court C.A. No. 13 MISC 476639 (Cutler, J.) and deliberate a resolution of
Planning Board Case No. 2013-ANR01

Premises: 161 Crabtree Road. Plan type: Approval Not Required – Form A

Acting Chairman Barry stated that the regular open session public meeting of the Planning Board **will not reconvene** after the Executive Session is adjourned.

Acting Chairman Barry asked for a motion to enter into Executive Session and a vote by roll call.

7:52 PM MOTION: by Member Comiso to enter into Executive Session

SECOND: Member Fay

VOTE BY ROLL IN THE AFFIRMATIVE: Glen Comiso, James Fay, Coleman Barry

VOTE: 3-0 MOTION CARRIES

All left the meeting room except:

Assistant City of Quincy Solicitor Janet Petkun

Planning Board: Coleman Barry, Glen Comiso, James Fay

Planning Board Recorder: Christine Chaudhary

Executive Session held by Janet Petkun, Quincy Assistant City Solicitor

8:12 PM

MOTION: by Member Fay to adjourn the Executive Session

SECOND: Member Comiso

VOTE: 3-0 MOTION CARRIES